

Planning & Zoning Meeting Minutes

28 May 2018

Members Present: Rife-Oman, Oman, Greenberg, Piazza, Pommell

Council Attendees: Carlen Kenley

Public Attendees: Mrs. Kenley, Frank Dimondi, Sal Leone

Meeting Call to Order 6:30 pm

Acceptance of agenda. Motion by Pommell, second by Piazza, all in favor.

Administrative Business

Acceptance of 24 April 18 Public Hearing Minutes - Motion by Piazza , second by Greenberg, all in favor.

Acceptance of 24 April 18 Regular PZ Minutes - Motion by Piazza , second by Oman, all in favor.

New Business

Preliminary Plan Review – Schoolview Crossing Subdivision, Caesar Rodney Av. and Center St. – (Frank Dimondi)

Excerpt from Concept Plan presentation, March '18 PZ Minutes (to provide background)
Representatives presented preliminary plan for housing development. Area is zoned R2. Subdivision plan intends 14 homes with minimum lot size of 5000 sq ft. Home size ~1800 sq ft with target pricing in low \$200K. Single road entrance on Center Street with turnaround at end. Sidewalks both sides of street exiting in back to Old North Road and to Caesar Rodney Av. Two rows of houses will face in with shrub/tree border along Caesar Rodney Av. Property bordering Old North Road will be 'dry' drainage area. PZ noted the open space requirement. Plan appears to comply with general requirements as zoned. Concept better received than previous townhomes concept plan. Proceeding with PLUS and Preliminary Plan preparation.

Presentation of Plans presented by Mr. Dimondi:

- Subdivision Site Plan
- Utility and Grading Plan
- Erosion and Sediment Control Plan
- Landscape Plan

PLUS Review comments received (not reviewed as yet by developer)

Ref. Preliminary Plans in Town Office.

Developer noted present vehicle entry (two) on Caesar Rodney Av. will be replaced with standard curb and sidewalk at level with existing.

PZ accepts Preliminary Plan as presented contingent with several items to be addressed prior to Final Plan Submittal:

- PLUS comments response acceptable to PZ as discussed
- All applicable agency comments reviewed. Ex. Water/Sewer, KCD, etc.
- Feedback on planned sidewalk access to adjoining school property
- Strong suggestion to adopt State Planning Office comment to include Storm Water Management area to Kent Conservation District for maintenance as part of the HOA bylaws
- PZ has no objection to present easement along Caesar Rodney Av., as referenced by State Planning Comments. This would/may allow increased street width than presented to allow on-street parking per state guidelines
- Open area requirements to be reviewed and addressed

Motion presented by Rife-Oman, second by Piazza, all in favor.

Old business

Zoning Category proposed updates to be presented next Council meeting if PZ Chair available. Then draw up Ordinance to enact. To this end, Workshop scheduled for 23 June, 8:00 am.

Meeting adjourned 8:35 pm. Motion by Pommell, second by Pizza, all in favor.